

# City of Alexandria, Virginia Planning Commission Annual Report Fiscal Year 2021

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The Planning Commission is appointed by City Council and performs its duties under Sections 15.2-2223 and 2225 and Chapter 9 of the City Charter and the Zoning Ordinance. It is charged with adopting, reviewing and amending the City's Master Plan, making final decisions on Subdivision and Site Plan regulatory cases, and making recommendations to City Council on other regulatory cases such as Zoning Text Amendments, Special Use Permits, Development Special Use Permits, Encroachments and Vacation proposals.

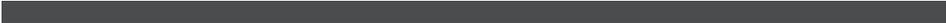
In Fiscal Year 2021, the Planning Commission held all 11 of its regularly scheduled public hearings. Due to the COVID-19 Pandemic emergency, all 11 hearings were held electronically with Planning Commission members and staff participating from remote locations through Zoom Webinar. The virtual public hearings were held pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government ordinance adopted by the City Council on June 20, 2020 or Sections 4-0.01(g) in HB29 and HB30, enacted by the 2020 Virginia General Assembly (Virginia Acts of Assembly Ch.1283 and 1289), to undertake essential business. The meetings were accessed by the public through the Zoom teleconferencing platform,

broadcasted live on AlexTV (Comcast Channel 70) and streamed on the City's website. Additionally, public comments were received at the meeting via Zoom and telephone. The video and audio recordings were posted the day after the hearing.

In addition, the Planning Commission also held a Joint work session with the Environmental Policy Commission this fiscal year and discussed possible ways to integrate the Environmental Action Plan (EAP 2040) targets into land use planning and regulation.

At its June 24, 2021 Planning Commission Public Hearing, the Planning Commission voted to approve a new Electronic Participation Policy for Planning Commission Hearings (effective July 1, 2021). The Electronic Participation Policy allows virtual participation by members when a quorum has physically assembled in one location.

# SUMMARY OF ACTIVITIES



<b>Regulatory Cases</b>	FY 2019	FY 2020	FY 2021
Special Use Permits (SUP)	44	28	37
Encroachments, Subdivisions and Vacations	13	8	21
Development Projects (DSP/DSUP)	23	17	35
Master Plan Amendments and Re-zonings	18	6	14
Text Amendments	12	7	10
CDD Conceptual Design Plans	4	3	5
City Charter Section 9.06	1	3	2
Transportation Management Plans	10	5	13
<b>Total</b>	<b>125</b>	<b>77</b>	<b>137</b>
<b>Administrative Approvals</b>			
Administrative Special Use Permits (SUP)	48	47	26

One hundred thirty-seven regulatory cases were considered by the Planning Commission in FY 2021, with the Planning Commission meeting 11 times. The number of cases for FY 2019 and FY 2020 is included for comparison.

All regulatory cases were either recommended to City Council for approval or approved by the Planning Commission. Subdivisions and Site Plans are cases which are approved by the Planning Commission and do not require approval by the City Council.

From FY 2019 to FY 2020, across the board except for City Charter Section

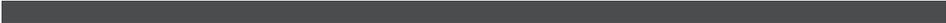
9.06 cases, the number of cases went down due to COVID-19. From FY 2020 to FY 2021, every category of cases went up except for the City Charter Section 9.06 cases. In FY 2021, some numbers went back to the normal of FY 2019 while a few were significantly more than in FY 2019.

From FY 2020 to FY 2021 Encroachments, Subdivisions, and Vacations went up from 8 to 21, a 163% increase. Development Projects went up from 17 to 35, a 106% increase. Master Plan Amendments and Re-zonings went up from 6 to 14, a 133% increase. Transportation Management

Plans went up from 5 to 13, a 160% increase. Special Use Permits (SUP) saw a more moderate gain, going up from 28 to 37, a 32% increase. Text Amendments went up from 7 to 10, a 43% increase. Coordinated Development District (CDD) Conceptual Design Plans went up from 3 to 5, a 67% increase. Overall, total cases went up from 77 in FY 2020 to 137 in FY 2021, a 78% increase. However, from FY 2019 to FY 2021 it was 125 to 137, a 9.6% increase, reverting to Pre-COVID-19 levels.

Administrative Special Use Permits went down from 47 in FY 2020 to 26 in FY 2021, a 45% decrease, while it had remained almost the same between FY 2019 and FY 2020 going for 48 to 47, an only 2.1% decrease.

The following pages provide examples of several regulatory case types from the Planning Commission’s FY 2021 Dockets, as reflected in the chart above.



# LONG RANGE PLANNING

## Landmark Neighborhood CDD

5701, 5701B, 5801, 5815, and 5901 Duke St  
 MPA2020-00009 | ZTA2021-00002 | REZ2021-00003 | CDD2020-00007  
 SUB2021-00003

In July 2021, Planning Commission and City Council achieved a major milestone in the transformation of the former Landmark Mall site with the approval of Foulger-Pratt's proposed Coordinated Development District and associated Master Plan Amendments to redevelop the nearly 52-acre site into a new urban, mixed-use neighborhood. The approval followed a six-month virtual community engagement process, including five community meetings led by the Eisenhower West Landmark Van Dorn Implementation Advisory Group. The 4.2 million sq. ft. redevelopment will include a 1-million sq. ft. INOVA Health System campus, including a Level II Trauma Hospital, Cancer Center, and associated medical office building. The INOVA campus will be an anchor for the new neighborhood, which will also feature 2.7 million sq. ft. of residential, 285,000 sq. ft. of retail, and 210,000 sq. ft. of office. Ten percent of all residential units will be at levels affordable to households earning 30 to 80 percent of the area median income (AMI), including affordable units co-located with a new fire station. The neighborhood will boast over four acres of ground-level, publicly accessible parks plus at- and above-grade open spaces provided with each development block.



Conceptual massing diagram at full build-out

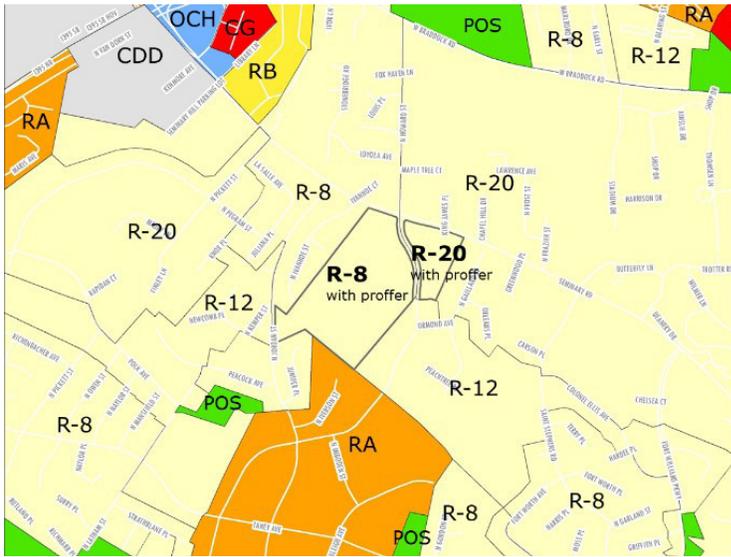
The redevelopment will exceed the City's sustainability requirements under the Green Building Policy, including achieving LEED for Neighborhood Development. The project will provide sitewide stormwater treatment and infrastructure improvements to a site that is mostly untreated today. The new urban street grid will promote walking and biking and the plans specify removing the existing Duke Street flyover and widening sidewalks along Duke and North Van Dorn Streets. Furthermore, the site

will be transit-oriented with a new, centrally located transit hub that will serve the planned Duke Street and West End Transitways, plus new and existing DASH, WMATA, and Fairfax Connector buses. With this approval, the applicant team will now prepare their infrastructure development site plan and from there will move onto applications for individual blocks. The applicant team anticipates completing the redevelopment within 15 to 20 years.

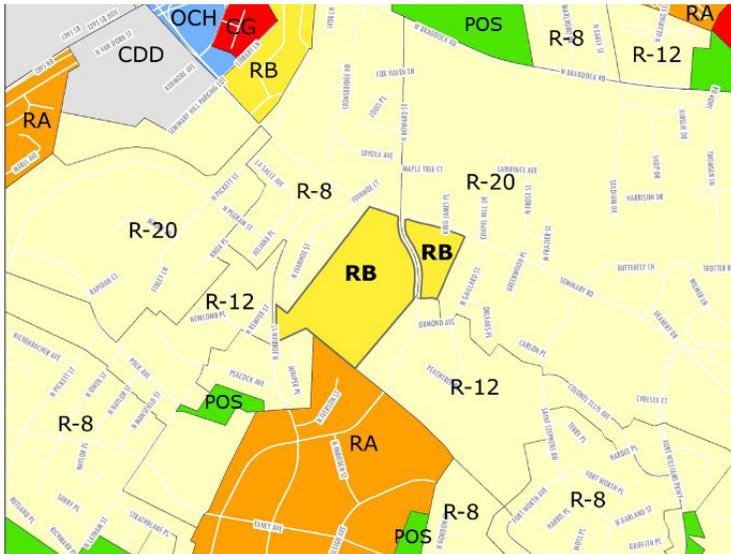
# LONG RANGE PLANNING

## Inova Hospital

4250 and 4320 Seminary Rd  
MPA2021-00002 | REZ2021-00001



Former zoning



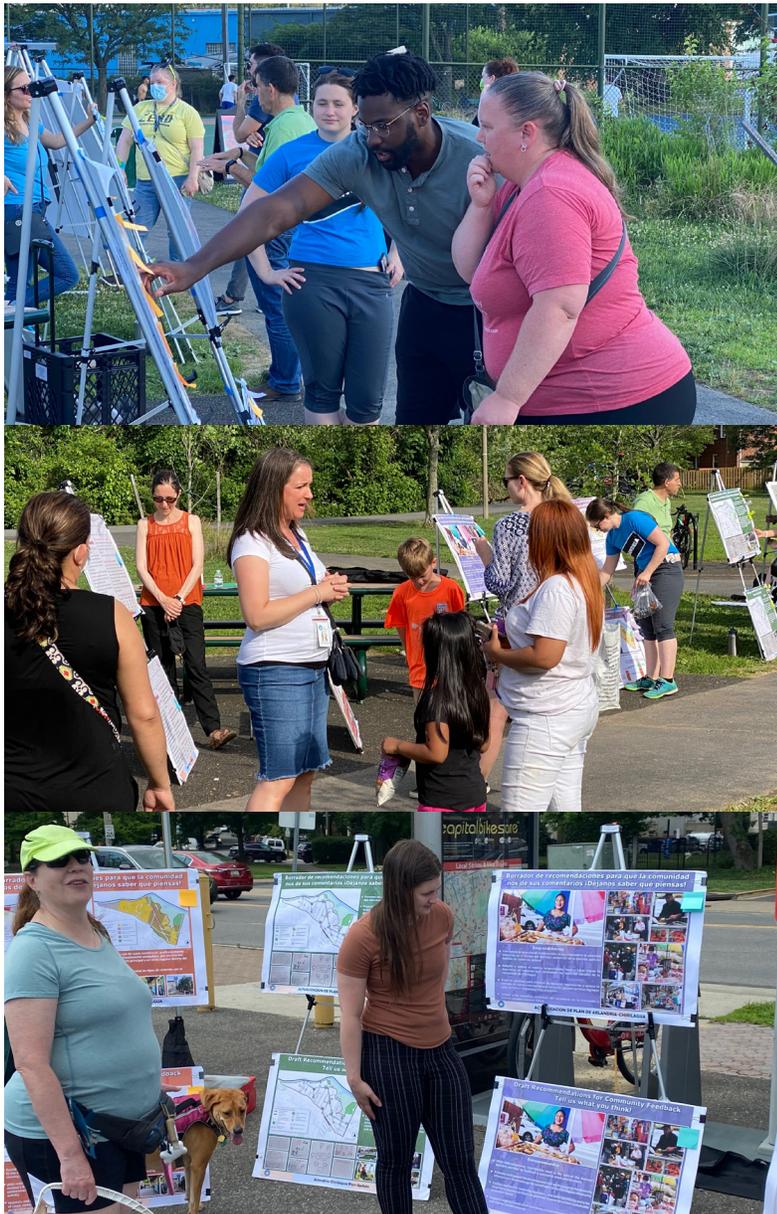
New zoning

In June 2021, the City Council approved a Rezoning and Master Plan Amendment on the 33.5-acre site of the existing Inova Alexandria Hospital located at 4250 and 4320 Seminary Road. The property was rezoned from R-8 and R-20 Single-family zones to the RB Townhouse zone. The Master Plan Amendment changed the land use and height requirements in the Seminary Hill/Strawberry Hill Small Area Plan to allow for townhouses. A proffer was also approved requiring a Development Special Use Permit (DSUP) for cluster residential at the time of future development of the site.

Inova Hospital is preparing to relocate, expand, and modernize its hospital facilities on the Landmark site. Inova anticipates the sale of the existing hospital property, and application for development permits and eventual demolition of the hospital by a new owner/developer between 2026 and 2028. Residential construction is anticipated to begin no earlier than 2028.

# LONG RANGE PLANNING

## Arlandria-Chirilagua Planning Process Update



June in-person community engagement

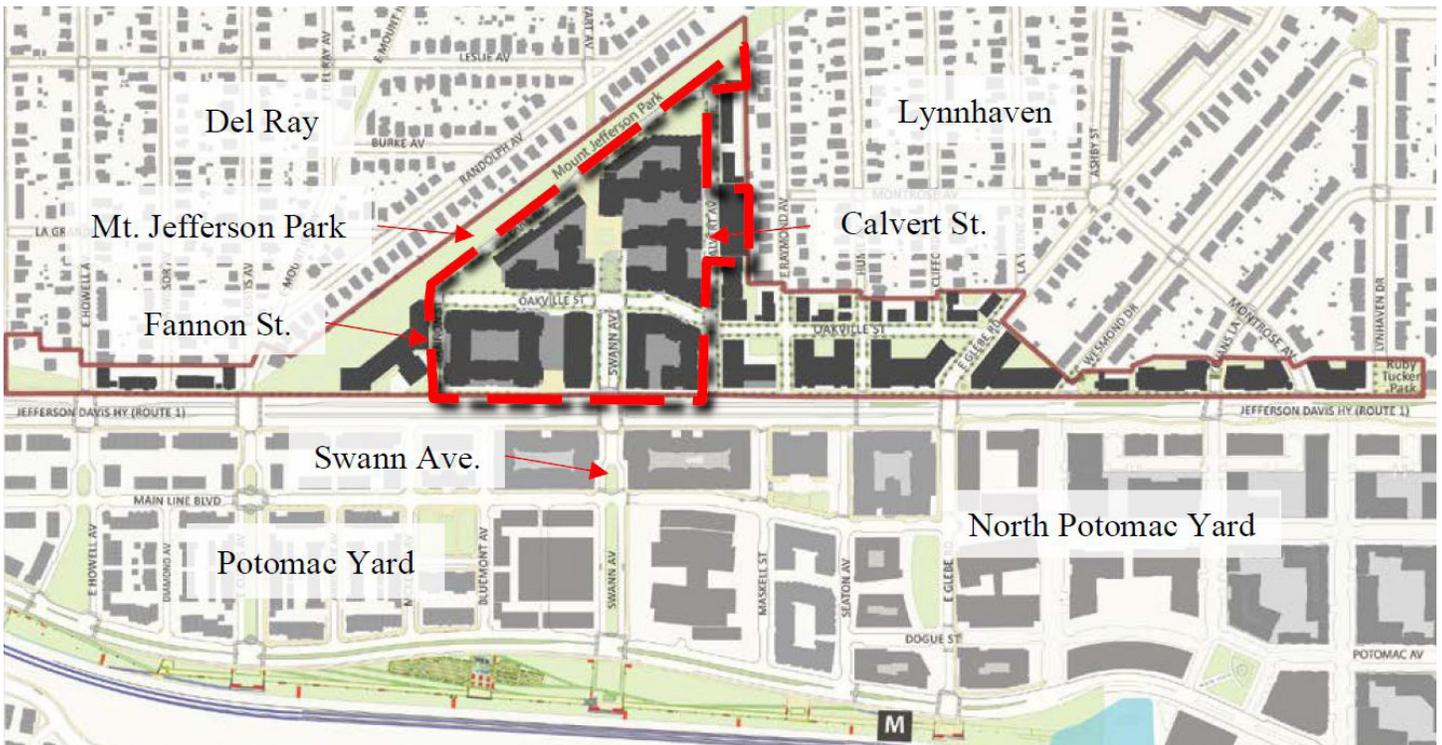
Over the last 18 months, Staff has been working closely with the community through a variety of in-person and virtual engagements to develop draft Arlandria-Chirilagua Plan recommendations. In April 2021, the Planning Commission had an opportunity to provide feedback on the draft Housing Affordability Recommendations which set out a strategy for preserving Arlandria-Chirilagua as a culturally diverse neighborhood and protecting its residents' ability to remain amidst anticipated market pressures.

Staff anticipates presenting the remaining planning topics for Planning Commission and City Council review in September 2021 with a Public hearing on the final plan in early winter 2021.

# LONG RANGE PLANNING

## Oakville Triangle CDD Concept Plan and Master Plan Amendments

2412, 2514, and 2610 Richmond Hwy; 300, 403, 405, and 420 Swann Ave;  
2500 Oakville St; 400 Fannon St; 400 Calvert Ave  
MPA2020-00003 | CDD2020-00003 | ZTA2020-00006



Oakville Triangle and Route 1 Corridor Vision Plan Area and surroundings with Oakville Triangle Site (Subject Site) outlined in dashed red line

During FY 2021, the City enabled redevelopment of Oakville Triangle anchored by a new Inova Healthplex medical facility through amendments to the Potomac West Small Area Plan chapter of the Master Plan, an Oakville Triangle & Route 1 West Corridor and Vision Plan (Plan) overlay, amendments to the approved CDD#24 Concept Plan, and a text amendment to the Zoning Ordinance. In addition to this new use,

the amendments also enabled the expansion of the open space network, with the addition of new consolidated open space adjacent and connected to the existing Mount Jefferson Park. As prescribed by the Plan, the proposed redevelopment maintains retail and maker spaces, environmental sustainability measures in compliance with the Green Building Policy, a mix of multifamily and townhouse

residential uses, dedicated affordable housing, community gathering spaces, and refinements to a robust street framework that integrates bicycle facilities and pedestrian connectivity. Following approval of the CDD and Master Plan Amendment, development applications for infrastructure, three buildings, and a new open space have been approved or pending approval.

# DEVELOPMENT

## Oakville Triangle Development Approvals

Oakville Triangle Infrastructure Plan  
 2412, 2514, and 2610 Richmond Hwy, 2500 Oakville St, 400 Fannon St, 400  
 Calvert Ave, 300, 403, 405, and 420 Swann Ave  
 DSP2020-00031 | SUB2020-00007 | VAC2020-00005



Block A1 perspective from Route 1



Block B perspective from Route 1.

Following approval of the CDD Concept Plan and Master Plan Amendments, four development applications were approved to facilitate the Oakville Triangle redevelopment:

- **Infrastructure Site Plan:**  
Development Site Plan, Subdivision, and Vacation
- **Inova Healthplex:** Block A2 DSUP
- **Mixed Use Residential Building:**  
Block A1 DSUP
- **Mixed Use Residential Building:**  
Block B DSUP

As the first phase of construction, the road network and site infrastructure enable the creation of the blocks within Oakville Triangle while providing comprehensive sitewide infrastructure. DSUP approvals facilitate the creation of mixed-use residential and commercial buildings which:

- **Includes adaptable maker spaces.**
- **Incorporates a new civic use providing medical services to the growing region.**
- **Improves pedestrian network that provide safe and accessible sidewalks connecting to parks, retail, transit, and trails.**

# DEVELOPMENT

## Oakville Triangle Development Approvals cont.



Rendering of Southern elevation from Fannon St and Route 1

- **Incorporates rooftop amenity space for residents of the residential units.**
- **Provides ground floor uses that activate the streetscape.**

Block A2 includes an approximately 93,012 sq. ft. medical care facility use to include emergency services, medical professional offices, radiology and imaging, and multi-specialty

outpatient services. Approval will also facilitate transportation and pedestrian improvements at Fannon Street and Route 1. The Block A1 development includes a mixed-use building totaling 419,000 sq.ft. with 324 residential units. Retail space, totaling 40,000 sq.ft. will occupy the first floor fronting Swann Avenue and Route 1. Block B includes a mixed-use building totaling 255,000 sq. ft. The building will consist of 253 residential units with approximately 15,000 sq.ft. of ground floor retail.

The Oakville Triangle redevelopment applications received unanimous approval from Planning Commission and City Council. Final Site plan reviews for these projects are currently in process.

Staff is currently reviewing development applications for the new Oakville Open Space on Block C and townhouse block development on Block D. These approvals are anticipated for fall/winter 2021.

# DEVELOPMENT

## Virginia Tech Innovation Campus / North Potomac Yard Redevelopment

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Rendering of Virginia Tech Academic Building, 7w, as seen looking north from future Exchange Ave

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## DEVELOPMENT

### Virginia Tech Innovation Campus / North Potomac Yard Redevelopment cont.



Diagram of phase 1 redevelopment of North Potomac Yard

The ongoing redevelopment of North Potomac Yard is implementing the vision of the North Potomac Yard Small Area Plan approved by the Planning Commission and City Council in March 2020. Amendments were approved to permit the Virginia Tech Innovation Campus; to refine the overall road network and to create new design guidelines which have enabled a new, state-of-the-art neighborhood to be designed and approved by the City for construction.

Building from the City's 2018 announcement of the partnership between the Commonwealth and Virginia Tech to locate an Innovation Campus in North Potomac Yard, City staff have been working closely with the Virginia Tech Foundation and

JBG Smith to approve development proposals for Phase 1 redevelopment of North Potomac Yard (NPY), an area of approximately 19-acres located west of Potomac Avenue.

In October 2020, Virginia Tech and the NPY development team received approval for the construction of seven new buildings, including one academic building, two residential buildings and four office buildings that will bring approximately two million square feet of development in Phase 1. In December 2020, City Council adopted a series of approvals for Phase 1, including a development site plan for the extension of Potomac Yard Park and the development special use permit (DSUP) for the above ground portion of the pump station building, which will

provide the needed sewer pumping capacity for the site.

In March of this year, the NPY development team demolished the former Regal Cinema Movie Theater and began construction on the NPY Infrastructure Site Plan, which will install sitewide utilities and interim roads and sidewalks in Phase 1 redevelopment. This interim site work is anticipated to be complete in late 2024. Virginia Tech's first academic building, known as Building 7w, has completed the final site plan process and will begin construction this fall, with a goal of welcoming students to campus in fall 2024.



Demolition of the Regal Cinema Movie Theater, March 2021

# DEVELOPMENT

## Newport Village

4898 West Braddock Rd

MPA2020-00007 | REZ2020-00003 | DSUP2020-10026 | TMP SUP2020-00082  
SUP2020-00083

In February 2021, Planning Commission and City Council approved the redevelopment of a 4.2-acre portion of the existing Newport Village community adjacent to the intersection of North Beauregard Street and West Braddock Road. The project involves the demolition of 24 existing units and the construction of a new multifamily residential building with a total of 383 units. The approval of this development helps advance the Planning Commission's and City's goals of smart growth along transit corridors and growing the market rate and affordable housing supply in Alexandria.

The new multifamily building consists of two sections fronting each of the two adjacent streets, a central wing, and central garage built into the hillside

such that only a portion of it is located above-grade. Lobby and amenity areas located on the lower levels of the building, including near the intersection of North Beauregard Street and West Braddock Road, have been designed to be "retail ready" or convertible to retail/commercial uses in the future.

Twelve on-site affordable units are proposed at 50% AMI in the project, and the applicant will also provide a monetary contribution of over \$400,000. Proposed ground-level open space and tree crown coverage exceed the amounts required in the Zoning Ordinance. Land will be dedicated along the North Beauregard Street frontage of the site to facilitate construction of the future West End Transitway (including a new BRT station in front of the development), a future bicycle-

pedestrian path, and streetscape improvements. The applicant team has also agreed to close two slip-lanes to improve pedestrian safety at the intersection of North Beauregard and West Braddock Road.

Planning Commission also considered a request for an exception to Resource Protection Area (RPA) regulations for this project nearly a year before approval of the preliminary DSUP request. An RPA exists around the stream located in the median of North Beauregard Street and extends onto the Newport Village property. The applicant sought an encroachment of 4,791 SF of new impervious area into that RPA for small portions of the building near the intersection of North Beauregard Street and West Braddock Road. After consideration at a meeting of the Environmental Policy Committee, the Planning Commission voted to approve the RPA exception in March 2020. It found that the criteria for an RPA exception to allow the encroachment were met in this case and also noted the unusual topography at the site, the circumstance of the stream being located on the other side of North Beauregard Street from the RPA encroachment, and the expected location of a future bus rapid transit station in the RPA between the front building wall and the street.



Corner of West Braddock Rd and North Beauregard St

# DEVELOPMENT

## Eisenhower East Block 32 / Carlyle Plaza Two Amendment

760 John Carlyle St, 1700 & 1800 Eisenhower Ave, and 800 Bartholomew St  
CDD2021-00002 | DSUP2021-10019 | TMP SUP2021-00042

The project includes the development of a vacant property to construct four residential tower buildings, all between 28 and 34-stories in height with approximately 1,414 residential units and up to 15,000 square feet of retail along Eisenhower Avenue. The 6.2-acre development located adjacent to the intersection of Eisenhower Avenue and Holland Lane was approved for an amendment by the Planning Commission and City Council in July 2021. The project includes a four-to-five story above-grade parking garage that spans almost the entirety of the 2-block development with a publicly accessible open space deck on top that weaves through the center of the development. The open space deck will have several amenities including a publicly accessible pavilion and open lawns for neighborhood events as well as a new playground. With the removal of the Eisenhower traffic circle at Eisenhower and Holland underway, the developer will also improve the excess right-of-way created by the removal of the traffic circle into two parks, creating over 5-acres of integrated open space with this development.

Over \$6.1 million will be contributed to the off-site development of affordable housing units with this development, and an additional \$1.4 million monetary contribution to the Eisenhower East



Perspective view – north elevations



Phase 1 & 2 Towers - view from northwest

# DEVELOPMENT

## Eisenhower East Block 32 / Carlyle Plaza Two Amendment cont.



South Circle Park and transition zone



South Circle Park and transition zone nighttime rendering

Implementation Fund will be provided. The developer has also agreed to dedicate the private portions of Holland Lane and the adjacent RPA to complete the public street network in this area of the Eisenhower neighborhood, and install an off-street bike path along Holland Lane to tie into the existing and planned neighborhood bike network.

All of the improvements constructed with this project will create a catalytic development south of Eisenhower to implement the Planning Commission's and City Council's aspirations in the new Eisenhower East Small Area Plan as a dynamic, economic destination for Alexandria.

# DEVELOPMENT

## Heritage at Old Town

416 South Alfred St, 431 South Columbus St, 901 Gibbon St, 450 and 510 South Patrick St, and 900 Wolfe St  
 REZ2020-00006 | DSUP2020-10032 | TMP SUP2020-00084

The redevelopment of the three-block Heritage at Old Town apartment complex is a milestone project that was approved by City Council in February 2021. The redevelopment includes the redevelopment of the existing 244-unit complex and will provide 750 housing units on three blocks in the Southwest Quadrant of Old Town, including 195 committed affordable units.

The project is the first approved within the boundary of the South Patrick Street Housing Affordability Strategy (adopted in 2018) and the first to include a rezoning to the RMF/Residential Multifamily zone, which was informed by the South Patrick Street Strategy. The redevelopment proposal implements the Strategy's recommendations for preserving and expanding affordable housing units in the area (including 55 additional income-restricted units). The proposal also will provide enhanced streetscape and open space amenities, including wider sidewalks and landscaped tree strips along South Patrick Street, publicly accessible open space amenities like a mid-block crossing through the Block 1 building, and a raised crosswalk that will connect the two sections of Wilkes Street Park. The applicant is providing design services to redesign the existing Wilkes Street Park and will construct the majority of



View from South Patrick Street of Southwest corner of Block 1



View of Blocks 1, 2, & 4 from Wilkes Street Park

# DEVELOPMENT

## Heritage at Old Town cont.



Vicinity Plan Showing Blocks 1, 2, & 4

the park as a community benefit. The updated park will feature new areas of landscape and play areas, interpretive elements and a multi-use trail that connects Wilkes Street to S. Patrick Street.

The project was approved after more than a year of community outreach and input, design evolution, multiple BAR concept reviews and an appeal of BAR-approved permits to demolish to City Council. The Board of Architectural Review (BAR) is currently reviewing

the certificate of appropriateness package, and staff anticipates an initial final site plan submission in the fall and construction activities likely commencing later in 2022.

# ZONING TEXT AMENDMENT

## Small Business Practical Updates

ZTA2020-00003



In recent years, staff concluded that some commercial uses were subject to higher levels of regulatory approval or restrictive rules than what was necessary to control neighborhood impacts. These regulations did not correlate with actual impacts as evidenced by the lack of complaints and zoning violations, Planning Commission and City Council approvals of SUPs on consent calendars, and sufficient regulations associated with other Zoning and City Code requirements.

In September 2020, City Council approved text amendments to ease the regulatory processes required of certain uses and to create more opportunities for present-day uses. A decrease in the number of Special Use Permit (SUP) approvals that require public hearing review or administrative SUP review would increase the number of commercial uses that could open in a shorter time period, with a reduced outlay of funds and have a minimal impact on the City's quality of life.

In addition, updates to the zoning ordinance language to coordinate with present day terminology and business practices were adopted.

The text amendments will minimize regulatory requirements and expand business opportunities for restaurants, outdoor dining, outdoor food and crafts market, health and athletic club or fitness studios, amusement enterprises, day care center, social service uses, convenience stores, and food and beverage production retail uses.

# ZONING TEXT AMENDMENT

## Accessory Dwelling Units

ZTA2020-00007

In January 2021, City Council approved amendment the Zoning Ordinance to allow accessory dwelling units (ADUs) City-wide.

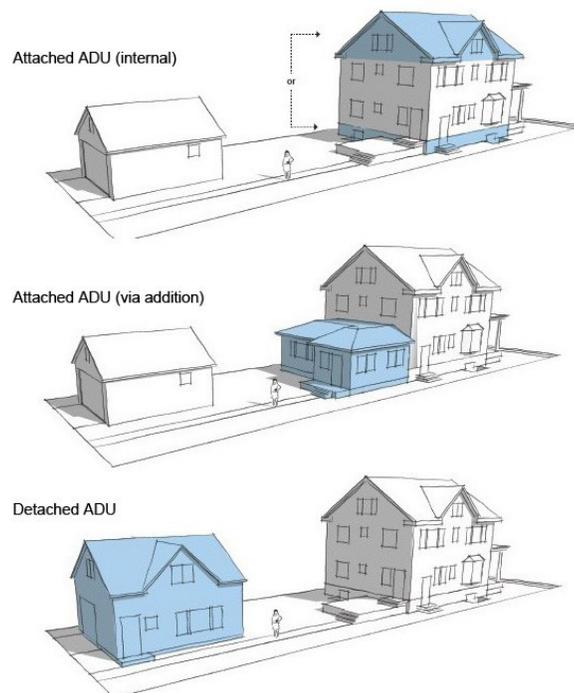
An ADU is a regulatory term that typically refers to a small apartment-style residence that shares a lot with a larger house. An ADU provides a separate kitchen, bathroom and bedroom(s) from those in the main house. ADUs are generally small and can typically only provide studio/efficiency or one-bedroom floorplans. ADU size limitations inherently limit the number of occupants, so they are typically occupied by fewer than four persons. ADUs may be located within or as addition to an existing dwelling (internal ADUs). They may also be located within a separate building on a lot, often above a detached garage (detached ADUs).

Staff commenced the ADU study in January 2020 with research and outreach support provided by The Urban Institute, a non-profit research organization focused on economic and social policy and practice to strengthen communities nationally. The recommendations proposed by staff were based on a review of local and national ADU models and experiences, public feedback received during the study period as well staff analysis

and recommendations made by the Urban Institute. The text amendment will allow for a low-impact, secondary dwelling unit to be located on a lot developed with a single-family, two-family or townhouse dwelling. The city can expect to see an incremental increase in housing supply over the next few decades while maintaining the established character of the City's neighborhoods.

### Examples of Accessory Dwelling Units (ADUs)

*ADUs in blue; main residence in white*



*Image credit: City of Saint Paul, MN*

# LAND USE SERVICES

## Chadwicks Outdoor Dining

203 Strand Street and a Portion of Gilpin Alley  
SUP2021-00016



Proposed outdoor seating

In June 2021, Chadwicks on the Strand was approved to add 70 outdoor seats in the area directly in front of the restaurant and in Gilpin Alley. The outdoor dining areas, including a new balcony in Gilpin Alley, will complement the existing uses along Strand Street and are consistent with approved dining areas such as those offered at nearby restaurants like the Old Dominion Boat Club, The Hummingbird, and Virtue Feed and Grain. Further, the approved expansion

is in line with recommendations found in the waterfront small area plan which calls for more waterfront activation and outdoor dining along Strand Street.

# LAND USE SERVICES

## The Linder Academy

601, 607, 609 South Washington St and 710 Gibbon St  
SUP2021-00028



Subject property 601 South Washington Street as seen from South Washington Street

In June 2021, the Linder Academy was approved to operate a private academic school for students with learning disabilities. The school will occupy two existing buildings and serve up to 105 students from kindergarten to seventh grade. There would also be 14 to 16 employees on site.

Staff found the proposed use to be consistent with the area. The Southwest Quadrant small area plan which designates the subject properties for commercial use to provide a transition between residential uses to the west and commercial areas to the east. The use of these properties as an academic school provides a desired transition and is compatible with the existing church, funeral home, residences and retail uses that surround the subject properties.

# MEMBERSHIP & ATTENDANCE

There were changes in the membership of the Planning Commission for FY 2021. There was a temporary vacancy after Vice Chair Maria Wasowski resigned from the Planning Commission effective July 8, 2020.

At its September 1, 2020 Planning Commission Public Hearing, the Planning Commission unanimously elected Melissa McMahon as Vice Chair for a term ending in March 2021. Then on September 8, 2020 City Council appointed Vivian Ramirez to the Planning Commission for a four-

year term. Commissioner Ramirez attended her first Planning Commission Public Hearing on October 6, 2020. Next, at its March 2, 2021 Planning Commission Public Hearing, the Planning Commission held its election of Planning Commission Officers for Chair and Vice Chair, and re-elected Nathan Macek as Chair and re-elected Melissa McMahon as Vice Chair for a one-year term. In early FY 2022, Commissioner Goebel resigned from the Planning Commission effective August 6, 2021. Currently, there is a vacancy on the Planning Commission.

All members attended at least 75 percent of the scheduled meetings in FY 2021.

Planning Commission appointments to other Commissions and Work Groups for FY 2021 are noted below.

## FY 2021 Planning Commission Appointments to Other Commissions and Work Groups

Group	Planning Commission Member
Transportation Commission*	Melissa McMahon (Chair) & John Goebel
Waterfront Commission*	Nathan Macek (Vice Chair)
Potomac Yard Metrorail Implementation Group*	Stephen Koenig
ARHA Redevelopment Work Group	Stephen Koenig
Eisenhower West/Landmark Van Dorn Implementation Advisory Group	Mindy Lyle (Chair)
Four Mile Run Joint Task Force	
Open Space Steering Committee	David Brown
Superintendent's Advisory Team	Vivian Ramirez

\*City Council appointments

CITY OF ALEXANDRIA, BOARDS AND COMMISSIONS  
MEETINGS ATTENDANCE REPORT  
JULY 1, 2020 THROUGH JUNE 30, 2021

COMMISSION: Planning Commission

CHAIR: Chair Nathan Macek and Vice Chair Melissa McMahon

Board Member	2020				2021							
	Sept 1	Oct 6	Nov 5	Dec 1	Jan 5	Feb 2	Mar 2	Apr 8	May 4	June 1	June 24	
<b>Nathan Macek, Chair</b>	X	X	X	X	X	X	X	X	X	X	X	X
<b>Melissa McMahon, Vice Chair</b>	X	X	X	X	X	X	X	X	X	X	X	X
<b>Mindy Lyle</b>	X	X	X	X	X	X	X	X	X	X	X	X
<b>David Brown</b>	X	X	X	X	X	X	X	X	X	X	X	X
<b>Stephen Koenig</b>	X	X	X	X	X	X	X	X	X	X	X	X
<b>John Goebel</b>	X	X	X	X	X	X	X	X	X	X	X	X
<b>Vivian Ramirez</b>	-	X	X	X	X	X	X	X	X	X	X	X

Notes:

1. The Planning Commission was in recess during the month of August.
2. All hearings in FY 2021 were held electronically with Planning Commission members and staff participating from remote locations through Zoom Webinar.
3. On September 8, 2020 City Council appointed Vivian Ramirez to the Planning Commission for a four-year term.

INDICATE: (X) PRESENT; (E) EXCUSED, (U) UNEXUSED  
LIST OF THOSE WHO DID NOT ATTEND 75% OF MEETINGS: None.

APPROVED:



Nathan Macek, Chair

## OTHER

### Planning Commission Information

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The Planning Commission's process for elections to fill leadership positions, namely, Chair and Vice Chair, is covered in its By-laws and involves the election of officers on an annual basis in March. Elections this year are described in the summary of membership and attendance. As called for in the By-laws, it is the vote of the Planning Commission that determines changes in leadership. Term limits can also affect changes in the Planning Commission's leadership.

Questions? Please contact Planning & Zoning staff at 703.746.4666 or email the Planning Commission at [PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov).

City of Alexandria  
Department of Planning & Zoning  
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301 King Street  
Alexandria, VA 22314

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